BLOCK 13 LOTS 8 & 9
IN OR 2156/348
TOWN OF YULEE-SNOWBALL

PINEVIEW TRUST/WILLIAMS W A TRUSTEE
W A WILLIAMS TRUSTEE, 1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

04-2N-27-4300-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

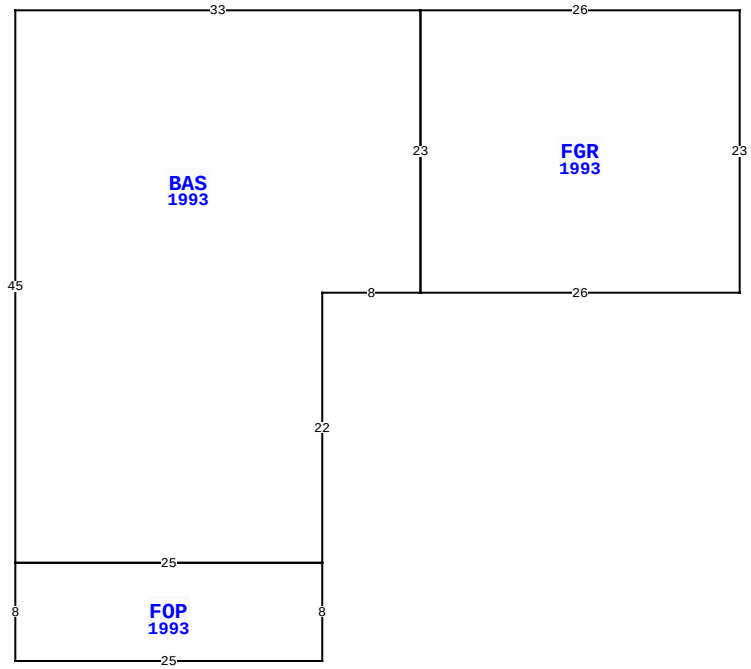
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	113,027
FGR	598	55	329	28,408
FOP	200	30	60	5,181
TOTALS	2,107		1,698	146,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	110.5000	104.98	178,256	1940	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1309 HX Base Yr



86019 PINEVIEW DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	146,616
TOTAL MARKET OB/XF VALUE	37,607
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	284,223
SOH/AGL Deduction	51,355
ASSESSED VALUE	232,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,868
TOTAL JUST VALUE	284,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326520	NEW CONSTR	0	08/01/2013
B1327443	SWIM POOL	36,000	07/01/2013
R13146	RE-ROOF	6,000	09/03/2012
B21707	REMODEL	18,000	07/01/2008
E20266	ELEC OTHER	1,800	11/01/2007
M951371	H/AC	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0348	11/07/2017	WD	Q	I	01	125,000
GRANTOR: JOHNSON BRENDA LYNN F						
GRANTEE: PINEVIEW TRUST						
1795/1473	5/09/2012	QC	U	I	11	100
GRANTOR: JANOWSKI MARK A						
GRANTEE: JANOWSKI BRENDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S45 FOP=[YR=1993] S8 E25 N8W25$ E25 N22 E8
FGR=[YR=1993] E26 N23 W26S23$ N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,141.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,928	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2013	2013	3	60	600	
3	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00	85.00	100	2013	2013	3	71	28,727	
4	0845	KOOL DECK	0	0	0	0	932.00	SF	7.25	7.25	100	2013	2013	3	94	6,352	

LAND DESCRIPTION

TOTAL OB/XF 37,607

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-	2143.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS